

RESOLUTION OF BOSTON REDEVELOPMENT AUTHORITY  
RE: PROPOSED PRICES FOR DISPOSITION PARCELS I-3  
AND J-3a IN THE WASHINGTON PARK URBAN RENEWAL  
AREA  
PROJECT NO. MASS. R-24

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Washington Park Urban Renewal Area, Project No. Mass. R-24, hereinafter referred to as the "Project Area", has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, two (2) independent reuse appraisals of the value of the parcels listed hereon, for uses in accordance with the objectives and controls of the Urban Renewal Plan for the Project Area have been obtained;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

THAT the following proposed prices are hereby approved and determined to be not less than the fair value of the parcels for use in accordance with the Urban Renewal Plan for the Project Area:

<u>Disposition Parcels</u>	<u>Minimum Disposition Price</u>
I-3	\$.05 per square foot
J-3a	\$.05 per square foot



The Authority's design staff is in the advanced stage of preparing a site plan for the facilities, and is reviewing building plans and specifications which the MDC used for similar facilities at Cleveland Circle, in order to adapt them for the Washington Park site. Attached are two resolutions, one of which would authorize the Development Administrator to execute a disposition agreement between the Authority and the MDC under which not more than two acres of I-3 and J-3 would be made available to the MDC, and the other of which would authorize such an agreement with the Parks and Recreation Department under which the remaining portions of I-3 and J-3 would be made available to the Department.

Parcel J-3 has been sub-divided into Parcels J-3a and J-3b. J-3b would be used by the Department of Parks and Recreation merely as an addition to the adjacent park, without the construction of buildings, and qualifies under Federal regulations as a project improvement for which no minimum disposition price is needed.

Parcels I-3 and J-3a, 174,500 square feet and 91,878 square feet, were appraised this year as institutional and public recreation sites by Peter A. Laudati, Jr., and Larry Smith and Company. Laudati indicates a fair value of \$8700 for I-3 and \$4600 for J-3a, representing a value of approximately 5¢ per square foot for each parcel. Larry Smith and Company indicates a fair value of \$19,600 for I-3 and \$13,000 for J-3a, reflecting values of approximately 11¢ and 14¢ per square foot for the respective parcels. Since the land will be used for public recreation facilities which will benefit the project residents, it is felt that a minimum disposition price of 5¢ per square foot is appropriate. The third resolution which is attached would establish this recommended minimum price. This price would of course be subject to Federal approval following approval by the Authority of final site plans and exact delineations of the respective portions to be sold to the MDC and Parks & Recreation Department.

Adoption is recommended of the three attached resolutions.



MEMORANDUM

October 27, 1966

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: EDWARD J. LOGUE

SUBJECT: WASHINGTON PARK (MASS. R-24)  
DISPOSITION - RE-USE SITES I-3 AND J-3  
MINIMUM DISPOSITION PRICE AND AUTHORIZATION TO EXECUTE  
DISPOSITION AGREEMENT WITH MDC & DEPARTMENT OF PARKS &  
RECREATION

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Washington Park Re-Use Parcels I-3 and J-3 lie along Washington Street and the Washington Park Boulevard, adjacent to the park from which the renewal project derives its name. They are designated in the Plan for Institutional and Public Recreation use, respectively. They are ideally suited for such use because of their central location, accessibility and proximity to the park.

A proposal has been developed, with the Metropolitan District Commission and the City Parks & Recreation Department, for the following coordinated development of the two parcels and a portion of the park:

1. MDC would construct, on land consisting of about 1.5 acres, a skating rink, swimming pool and service building containing locker rooms, toilets and related facilities. The General Court recently appropriated \$1,000,000 for the use of the MDC in Washington Park for this purpose.
2. The Parks & Recreation Department would construct a community recreation building, ball fields, and parking facilities to service both MDC & Parks Department users. The City Council in 1965 authorized \$50,000 for land and plans for this purpose, and has made further funds available for the ball fields from the Parks & Recreation Department's \$770,000 share of the Urban Renewal bond issue.

